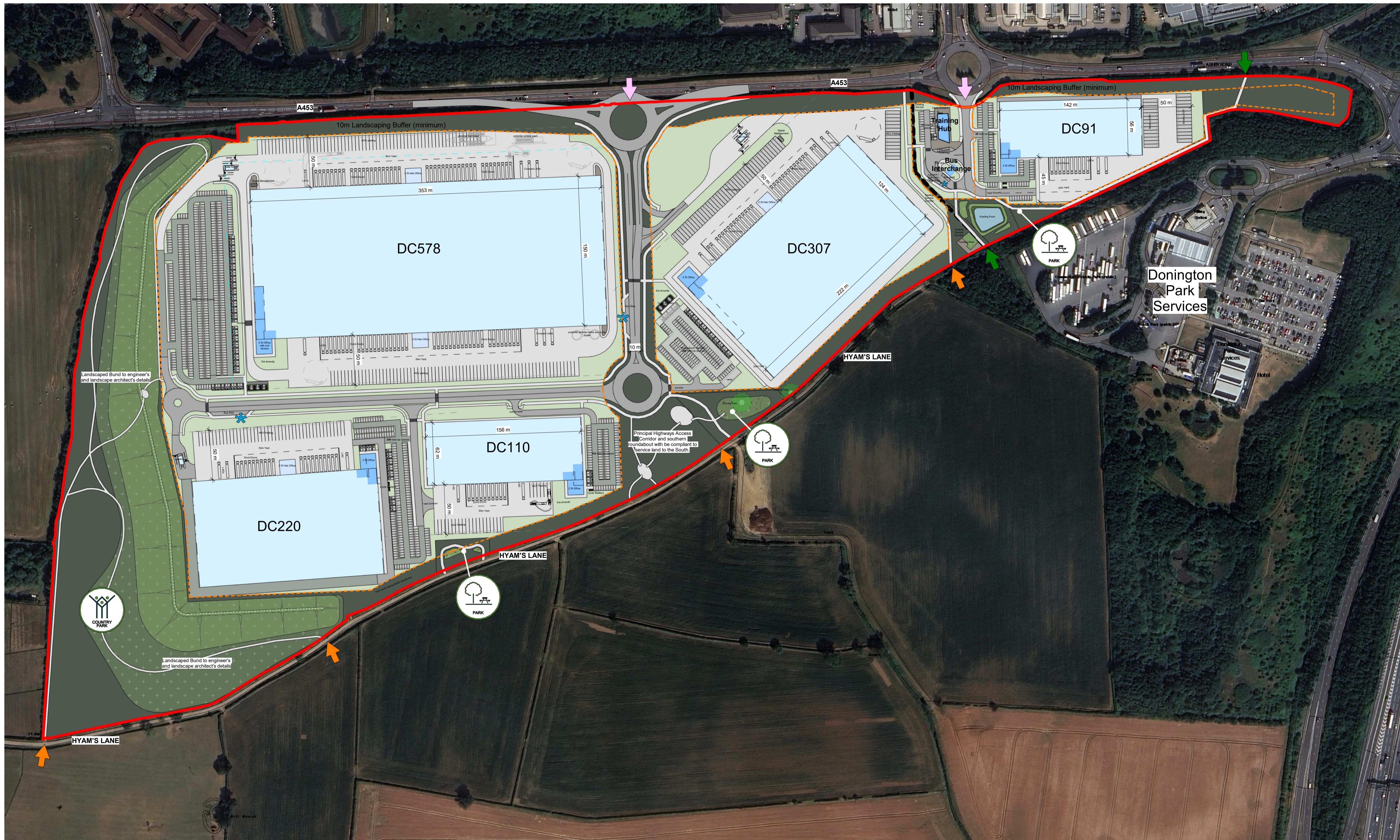


Rev	Date	Iss. By	App. By	Description
P01	26/06/25	RS	RS	Design Development
P02	14/07/25	RS	RS	Roundabout adjacent A1 & A2 increased in diameter
P03	22/07/25	SN	HS	Country Park added as per PPS layout
P04	22/07/25	HS	HS	Dimensions added in metres
P05	12/08/25	KH	RS	Layout updated following internal review
P06	22/08/25	RS	RS	Developed car park to Plot A1
P07	22/08/25	RS	RS	Footpaths updated
P08	19/09/25	RS	RS	Update to schedule of accommodation



KEY

- Public Amenity Park
- Proposed Strategic Landscaping and Public Amenity Area
- Proposed Road Access
- Proposed Pedestrian Access
- Existing PROW
- Parcel Boundaries in conjunction with Parameters Plan
- Existing Retained Services Easement
- Proposed Bus Stop

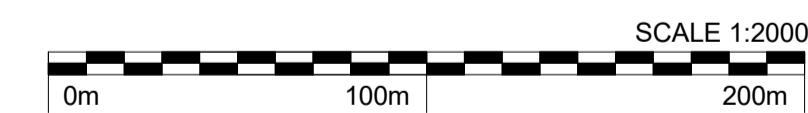
Site Boundary Schedule

Name	Area (Hectares)	Area (Acres)
Planning Site	41.28 hectare	102 acres

2 Illustrative Masterplan - Option 2
1 : 2000

SCHEDULE OF ACCOMMODATION (Gross Internal Areas & Associated Parking*)					
Unit	GIA m2	GIA sqft	Office GIA m2	Office GIA sqft	Haunch Height
DC91	8,500 m ²	91,497 ft ²	771 m ²	8,303 ft ²	12.50 m
DC110	10,244 m ²	110,263 ft ²	771 m ²	8,303 ft ²	12.50 m
DC220	20,505 m ²	220,718 ft ²	1,019 m ²	10,967 ft ²	15.00 m
DC307	28,562 m ²	307,441 ft ²	1,266 m ²	13,632 ft ²	15.00 m
DC578	53,772 m ²	578,802 ft ²	2,345 m ²	25,240 ft ²	18.00 m
Total:	121,584 m²	1,308,721 ft²			
Bus Interchange	36 m ²	387 ft ²			
Training Hub	205 m ²	2,205 ft ²			

* Parking to Local Authority standards



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Drawing Name:
Illustrative Masterplan - Option 2

Drawing Stage: **Feasibility**
Status: **S0**

SGP File Ref: 25-060-SGP_XX_XX_M3_A_0003
25-060 08/07/25 RS RS As indicated @ A1 P08
SGP Project No Date Drawn Team Scale Rev
Drawing Number: Project-Originator-Functional-Spatial-Form-Description-Number
25-060-SGP-MP-ZZ-DR-A- 001011

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